



PLANNING NEWS

FREDERICK COUNTY DIVISION OF PLANNING

Frederick County
Government

MARCH 2006

COMPREHENSIVE PLANNING

NEW MARKET REGION PLAN UPDATE

The Board of County Commissioners (BOCC) will hold another workshop on the New Market Region Plan on Monday, March 13, 2006 from 9:00 am — 12 noon in the first floor hearing room, Winchester Hall, 12 East Church Street. Please contact Tim Goodfellow at 301-694-2508 or tgoodfellow@fredco-md.net with any questions.

WALKERSVILLE REGION PLAN UPDATE

The next Planning Commission workshop to discuss the update will be March 15, 2006. The Planning Commission's meeting will be beginning at 2:00 pm. For this workshop staff will be presenting the Public Hearing Draft Plan including the text and the land use plan/zoning maps for the Commission's occurrence to proceed to a public hearing. The public hearing will be on May 24, 2006.

For more information contact Jim Gugel, Chief Comprehensive Planning, at 301-694-1144 or jgugel@fredco-md.net or Hilari Varnadore, Project Planner, at 301-696-2941 hvarnadore@fredco-md.net.

WELLHEAD MORATORIUM

The Board of County Commissioners, at a largely attended hearing on February 21st, decided NOT to enact a proposed temporary moratorium on new subdivision and building permit submittals which would involve new or enlarged septic systems. While speaking against the moratorium, many speakers supported wellhead protection, and those speaking for the moratorium did so because they supported wellhead protection. The Board of County Commissioners directed staff to bring some requested information to them in worksession on March 16th. For more information contact Carole Larsen at 301-694-1135 or clarsen@fredco-md.net.

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md.us/planning](http://www.co.frederick.md.us/planning)**

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR MARCH 8, 2006
9:30 A.M.**

PHASE II PLANS

Villages of Urbana (Boxwood + Foreman) - Requesting Phase II (Land Use) Plan approval for 199 single family lots on 87 acres located along MD Rt. 355 (Boxwood) and a 0.6 acre Quasi-public use site located along Rt. 80 (Foreman) adjacent to the Urbana community. Zoned: PUD, in the Urbana Planning Region. Tax Map 96/Parcels 210 & 153. File # S-1065; Hansen# 4175 (Stephen O'Philips)

FINAL PLATS

Westview South, Final Plat, Lots #100 & 104. - Requesting approval for a re-subdivision. (Originally FcPc-approved as 5 lots with the preliminary plat consolidating the lots into 1 lot by FcPc-approved site plan). Zoned: MXD on the border of the Frederick/Adamstown Planning Regions. Located in the Northwest quadrant of MD Rt. 85 and Executive Way. Tax Map 86/Parcel 3. File #: S-905 Hansen #: 4430 (Stephen O'Philips)

PRELIMINARY/FINAL PLATS

Elizabeth M. Schmidt Subdivision - Requesting approval for 3 new lots in a major subdivision and a modification of Section 1-16-219(C)(2) of the Subdivision Regulations, located on the northeast side of Wigville Rd, west of Fox Tower Rd. Zoned: (RC) Resource Conservation, Middletown Planning Region. Tax Map 24/Parcel 88 File #S-1086; Hansen # 4018 (Michael Wilkins)

AGRICULTURAL CLUSTER PLANS

Kepler Farms (Continued from November 9, 2005) - Requesting Agricultural Cluster Concept Plan approval, major subdivision approval, and a modification of Section 1-16-219(C)(2) of the Subdivision Regulations, located on Hollow Rd., approximately 5,000 ft north of Old National Pike. Zoned: (AG) Agricultural, Middletown Planning Region. Tax Map 65/Parcel 13 File # S1027; Hansen # 3847 (Michael Wilkins)

MISCELLANEOUS REQUESTS

Stanford Industrial Park Section 2, Lot 25 - Requesting approval for a modification of Section 1-16-219(C)(2) of the Subdivision Regulations to allow a panhandle lot in a major subdivision, located on the north side of Cornell Place, east of Winchester Blvd. Zoned: (LI) Limited Industrial, Adamstown Planning Region. Tax Map 94/Parcels 96 and 89 File # S-690; Hansen # 4506 (Michael Wilkins)

Canal Run Lot Recordation Schedule - Requesting approval for a modification to extend 2005 Lot Recordation Schedule by 6 Months. Zoned: PUD in the Adamstown Planning Region. Located on Ballenger Creek Pike at Rt. 464 In Point of Rocks Tax Map 102/Parcel 23 File #: S-412E Hansen #: 4501 (Stephen O'Philips)

Village of Urbana- Classic Communities Corp. - Requesting approval for a modification for the Garage setbacks of 3 single-family units. Zoned: PUD in the Urbana Planning Region. Located in the Village Center Area of the Urbana PUD Tax Map 96/Parcel 222 File #: SP 03-22 Hansen #: 4496 (Stephen O'Philips)

SITE PLANS

McDonald's - Requesting Site Plan approval for a 3,878 sq. ft. restaurant located in the west quadrant of MD Rt. 355 and MD Rt. 80 intersection. Zoned: Village Center (VC), Urbana Planning Region. Tax Map 96 /Parcel 63. File#:SP-00-18A Hansen #: 4328 (Stephen O'Philips)

Hedgeapple Farms - Requesting Site Plan approval for a 1,200 sq. ft .roadside stand, located on the east side of MD 85, north of Michaels Mill Rd. Zoned: (AG) Agricultural, Adamstown Planning Region. Tax Map 95/Parcel 6 File # SP06-03; Hansen # 4321 (Michael Wilkins)

Wedgewood - Wellington - Requesting Site Plan Approval for a 170,940 sq. ft. Office/Warehouse building (153,846 sq. ft. Warehouse and 17,094 sq. ft. Office) on 10.01 acres, located on the south corner of the intersection of New Design Road and English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region, Tax Map 86 Parcel 1, File#: SP-05-15 Hansen#: 3692 (Justin Horman)

(Continued on page 3)

(Continued from page 2)

Audubon Terrace North Section 3 - Requesting Site Plan approval to allow a height of 35 feet per Section 1-19-321(c)(3) for 50 previously approved town home units located on 10.73 acres, situated on the northwest corner of the intersection of Eaglehead Drive and Audubon Way within Eaglehead on the Lake (Lake Linganore) PUD. Zoned: Planned Unit Development (PUD) New Market Planning Region. Tax Map: 69 Parcel 21, File #: SP-86-04 Hansen #: 4448 (Justin Horman)

Penske - Requesting Site Plan approval for a Change of Use from a Heating and Air Conditioning Contractors Office to an Automotive Rental facility on .33 acres, located On the West side of Route 85, approximately 400 feet north of the Grove Road intersection, Zoned: General Commercial (GC), Frederick Planning Region, Tax Map 77, Parcel 96, File # SP-90-30, Hansen # 4226. (Justin Horman)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR MARCH 15, 2006
2:00 P.M.**

MALPF DISTRICT APPLICATIONS

AD-06-01 – Rum Springs Farm, LLC

172 acres located on both sides of Rum Springs Road, east of Highland School Road and north of Ford Fields Road.

AD-06-02 – Waybright Joint Venture

147 acres on both sides of Taneytown Pike (Md. Route 140) south side of Harney Road, 3,100 feet east of U.S. Route 15.

WALKERSVILLE REGION PLAN UPDATE

Staff will be presenting the Public Hearing Draft Plan including the text document and the land use plan and zoning maps. This material will be presented for the Planning Commission's concurrence to take to public hearing. Staff will also be presenting the property owner requests for the Commission's review and recommendation. (Eric Soter)

GRIFFIN REZONING WORKSHOP – (R-05-09)

This request is to rezone 197 acres from Agriculture to Planned Unit Development located on the east side of Ballenger Creek Pike across from Tuscarora High School. The public hearing before the Planning Commission was held February 15 at which time the Commission closed the public hearing and deferred their recommendation to a workshop. (Carole Larsen)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR MARCH 15, 2006
7:00 P.M.**

ZONING TEXT AMENDMENTS

Board of County Commissioners – (ZT-06-01)
Requesting an amendment to the Zoning Ordinance to remove Section 1-19-182 (H) (2) concerning political campaign signs. This amendment would remove the unconstitutional and unenforceable political campaign sign provisions in the Frederick County Zoning Ordinance. (Larry Smith)

Board of County Commissioners – (ZT-06-02)
Requesting an amendment to the Zoning Ordinance to remove Section 1-19-182 (I) (9) concerning temporary real estate directional signs in the County right-of-way. This amendment would eliminate the provisions authorizing temporary real estate signs in the County right-of-way and to delete the references to the repealed section found in Section 1-19-182 (A) & (D) respectively in the Frederick County Zoning Ordinance. (Larry Smith)

**JEFFERSON PARK WEST—(R-05-10) -
Public Hearing**

Jefferson Pike Associates, Inc., Core Development Group, Inc. –Requesting that 100.8 acres of land be re-zoned from Office/Research/Industrial (ORI) to Mixed Use Development (MXD). Located on the south side of MD 180, north side of MD 340, west of the Jefferson Technology Park in the Frederick Planning Region. Project proposes a mixed use development including 550,000 square feet of employment space, 90,000 square feet of commercial space, and 375 dwelling units. (Denis Superczynski)



A Demographic Exploration of Frederick County Homeownership

Welcome to the March, 2006 edition of "A Demographic Exploration of Frederick County." This month the demographic profile of Homeownership will be explored. All of the data presented will be directly from the responses given in the 2000 US Census. For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

Since 1970, the homeownership rates in Frederick County have been steadily increasing. Along with the population boom between 1970 and 1980, Frederick County also saw a homeownership boom. During this decade there was a 64% increase in homeownership. The second greatest increase was the 43% homeownership increase between 1990 and 2000 (see Figure 1.)

Frederick County Homeownership 1970 - 2000			
Year	Number of Owner Occupied Households	Number of Increase in Owner Occupied Households	Percentage Increase in Owner Occupied Households
1970	16,322	N/A	N/A
1980	26,818	10,496	64%
1990	37,227	10,409	39%
2000	53,138	15,911	43%

Figure 1

Even with the population that keeps steadily increasing in Frederick, the ratio of the population living in homeowner occupied households has been decreasing. In 1970, there were 3.29 persons per owner occupied household. This has decreased throughout the decades with 3.10 persons per owner occupied household in 1980, to 2.89 persons per owner occupied household in 1990, and only 2.83 persons per owner occupied household in 2000. This decrease in the ratio between people living in owner occupied households and an increase in population may be attributed to younger people owning homes and having fewer children. This can be demonstrated partly in the types of households present in the County. In 2000, 81% of the homeowners lived in family households and 16% lived in non-family households. Of the family households 88% of them were married-couples and only 44% were married couple families with children under the age of 18. Of the non-family homeowners, 82% of them live alone and 49% of them are females living alone.

The age group with the most homeownership in Frederick County is very similar to most counties in Maryland. There are 11 counties in Maryland, Frederick being one of them, which have the largest number of homeowners between the ages of 35 and 44 years old. The other 13 counties in Maryland have the largest number of homeowners in the age group between 45 and 54 years old. Even with the greatest number of homeownership in the 35 to 44 age category, the highest ratio of homeownership



(renter/owners) is the 45 to 54 age group. Between the ages of 35 to 44, 1 in every 1.28 householders owned the home they occupied, between the ages of 45-54, 1 in every 1.19 householders owned their homes.

Few householders in the County own homes between the ages of 15 to 24 years old. Most of them rent. As the householder ages they become more likely to own their homes, until about 65 years of age. After 65 years old, the householders have a reverse trend; less homeownership, more renting. However, in the elderly householders the ratio of renting vs. owning never reaches the low numbers produced in the 15 to 24 or 24 to 34 age groups. (see Figure 2.)

Home Ownership by Age - Frederick County 2000			
Age of Householder	Number of Total Householders	Number of Homeowners	Ratio of Renters to Owners
15 to 24	2,139	585	3.66
25 to 34	12,180	7,508	1.62
35 to 44	18,930	14,735	1.28
45 to 54	17,696	13,501	1.19
55 to 64	9,389	7,831	1.20
65 to 74	6,253	5,051	1.38
75 to 84	4,142	3,174	1.30
85+	1,009	753	1.34

Figure 2

Most homeowners in Frederick County are in the US Census designated racial category of White alone. 94% of the homeowners in the County are white. In regards to the percentage of homeowners in each race classification: 78% of the White householders own their homes, 74% of the householders that claimed 2 or more races own their own homes, 61% of Asian householders own their own homes, 55% of Black or African American householders own their own homes, 49% of American Indian/Alaskan Native householders own their own homes, 43% of householders that claimed some other race own their own homes, and 0% of Native Hawaiians/Other Pacific Islander householders own their own homes.

In 2000, 80% of the homeowners in Frederick County had a mortgage. Most of the homeowners with a mortgage (41%) spend \$1,000 to \$1,499 for selected monthly homeownership costs. The second highest amount spent with a mortgage is \$1,500 to \$1,999 (23%) and the third is \$2,000 to \$2,499 (8%). Homeowners without a mortgage typically spend \$250 to \$299 on selected monthly owner costs. These ownership costs are well within the average throughout Maryland.

As to be expected the value that homeowners claim their house is worth, has been increasing since at least 1960. In 1960, homeowners claimed the median value of their house was \$10,000 in Frederick County. This was \$12,900 less than the median value claimed in Maryland. Even in 1980, Frederick County homeowners claimed their homes were valued at \$62,806; this is \$3,629 less than the state of Maryland. In 1990, Frederick County homes began to out value Maryland's by \$13,000. In 2000, Frederick County homes were valued at \$160,200 compared to Maryland's median value of \$146,000.



The largest percentage increase of homeowner occupied homes occurred during 1970 to 1980, when housing values jumped by 308% in the County. The smallest increase occurred during 1990 to 2000 when values only increased by 24% (see Figure 3.)

Median Value of Owner Occupied Housing Units Frederick County 1960 - 2000			
Year	Median Value	Dollar Increase	Percentage Increase
1960	\$10,000	N/A	N/A
1970	\$15,376	\$5,376	54%
1980	\$62,806	\$47,430	308%
1990	\$129,500	\$66,694	106%
2000	\$160,200	\$30,700	24%

Figure 3

In all 12 incorporated municipalities in Frederick County, there is at least 55% homeownership. Emmitsburg and Frederick City have the least home ownership rate at 55% and 59% respectively. The highest homeownership rate is in Rosemont, where 90% of the householders own their own home.

In regards to homeownership costs, with a mortgage, Woodsboro seems to be the most expensive incorporated municipality in Frederick County. In Woodsboro, 89% of the homeowners with a mortgage spend more than \$1,000 a month on selected home ownership costs. Myersville is second with 88% of the homeowners spending more than \$1,000 per month and third is Mt. Airy where 85% of the homeowners spend this amount per month. In Emmitsburg, only 50% of the homeowners spend over \$1,000 per month and in Brunswick, only 60% of the homeowners do. This is a large gap between the amounts homeowners pay for selected monthly costs in municipalities throughout the County.

The median values in the incorporated municipalities have also risen throughout the years. In 2000, the top three municipalities with the highest median values of owner occupied homes were, 1. Myersville (\$190,600), 2. Middletown (\$189,300), and 3. Woodsboro (\$183,700). In 1990, the top three municipalities were 1. Rosemont (\$141,200), 2. Myersville (\$134,200), and 3. New Market (\$133,300). The lowest median values were in Emmitsburg (\$104,700) and Brunswick (\$106,800). Between 1990 and 2000, the municipality with the largest increase in housing values was Woodsboro. This town experienced a 70% increase in the median homeowner occupied house value.

Frederick County has had more homeownership throughout the years; however, the number of people in these homes has decreased. Most homeowners in Frederick County are between the ages of 45 and 54 years old, white, and live in married couple families. Most of the owner occupied households in the County have been increasing in median value and the homeowners typically have a mortgage and spend \$1,000 - \$1,499 per month on selected ownership costs.

ZONING

BOA RESULTS - FEBRUARY 23, 2006, 7:00 PM

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, MARCH 23, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-04-47 Sugarloaf Properties/Holston Bros.** — Remanded by the Court. Board granted the request for special exception to establish a landscaping/nursery facility (commercial greenhouse/nursery). Discussion by Board members on remand issue. Contact Michael Chomel or Rick Brace for further information. Located on the north side of Manor Woods Rd. ½ mile north of its intersection with MD Rt. 85 (Tax Map 95 Parcel 81) Zoned Agricultural **IN ACCORDANCE WITH THE DIRECTION OF THE CIRCUIT COURT, THE BOARD MADE FINDINGS OF FACTS AND CONCLUSIONS OF LAW BASED ON THE EXISTING RECORD TO FURTHER DETAIL THE BASIS OF THE ORIGINAL GRANT OF THE SPECIAL EXCEPTION.**



- ? **B-05-47 Tommy and Patricia Worsley** - Requesting a special exception to establish both an auto repair facility and a private school, located on the south side of US Rt. 40, 1,200 ft. east of Pleasant Walk Rd. (Tax Map 37, Parcel 225, Lot 2) Zoned Agricultural — **CONTINUED TO MARCH 23, 2006**
- ? **B-06-01 St. John's Literary Institute at Prospect Hall c/o Michael Smariga, Vice Chair, Board of Directors -Contract Purchasers** — Requesting special exception approval of a private school for up to 500 students [Catholic high school grades 9-12] on 42.87 acres +/- just north of the Post Office in Buckeystown, located on the Thomas Farm on the east side of MD Rt. 85, 1,800 ft. +/- south of Lime Kiln Rd. [Tax Map 95, Parcel 151]— **GRANTED WITH CONDITIONS**

Contact **Rick Brace** (301-696-2940) rbrace@fredco-md.net or **Craig Terry** (301-694-1351) cterry@fredco-md.net for more information.

BOA AGENDA - MARCH 23, 2006, 7:00 PM

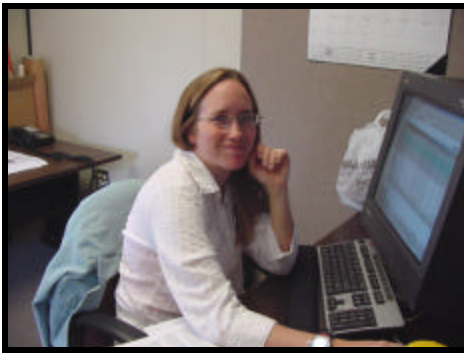
CASES NOT HEARD ON THURSDAY, MARCH 23, 2006 WILL BE CONTINUED TO THE FOLLOWING DATE AND TIME AS MAY BE DETERMINED BY THE BOARD.

- ? **B-04-16 David Griffin** (Continued from January 26, 2006 hearing) — Requesting a 22 ft. variance from the 40 ft. required front yard and a 40 ft. variance from the 50 ft. stream setback to construct an accessory building in a floodplain, located on the west side of Hansonville Rd., 900 ft. north of southern intersection with US Rt. 15 (Tax Map 48, Parcel 76) Zoned Agriculture
- ? **B-05-47 Tommy and Patricia Worsley** (Continued from February 23, 2006 hearing) — Requesting a special exception to establish an auto repair facility, located on the south side of US Rt. 40, 1,200 ft. east of Pleasant Walk Rd. (Tax Map 37, Parcel 225, Lot 2) Zoned Agricultural
- ? **B-06-02 WITHDRAWN**
- ? **B-06-03 Hostetter Grain Inc. c/o Gary W. Hostetter** — Requesting a special exception for expansion of a legal non-conforming use by adding a 93 ft. high grain storage silo, located on the south west side of Kelly Road and Pleasant Oak Road, east of MD Rt. 26 (Tax Map 58, Parcel 76) Zoned Residential (R-1)
- ? **B-06-04 Timothy T. Trietley** — Requesting a special exception for a proposed addition and proposed improvements to existing dwelling located in a FEMA floodplain, located on the east side of Old Frederick Road, northeast corner of Old Frederick Road and Shryock Road (Tax Map 33, Parcel 27) Zoned Agricultural
- ? **B-06-05 Paul and June Sill** — Requesting a special exception to establish an accessory apartment, located on the west side of Dance Hall Road, ½ mile north of Gas House Pike (Tax Map 68, Parcel 170, Lot 3) Zoned Agricultural
- ? **B-06-06 Lilypons Water Gardens Inc. c/o Harris, Smariga & Associates** — Requesting a special exception for a proposed retail greenhouse showroom, warehouse, and office facility, located on the north side of Lily Pons Road approximately 3200 ft. west of Park Mills Road (Tax Map 104, Parcel 18) Zoned Resource Conservation

STAFF NEWS

Hilari Benson Varnadore
Principal Planner I

Congratulations to Hilari Varnadore and her husband on the birth of their first child, Bree Danielle, on February 22, 2006. Hilari started working in the Planning and Zoning Department in February and will be back after a three week maternity leave. We are looking forward to Hilari's return.



Anne Bradley
Agricultural Preservation Planner

Anne has been working with Sam Householder, in Mapping and Data Services as a GIS Technician, since May of 2005. Anne will be taking the place of Sonja Ingram; and will now be working with Tim Blaser, as an Agricultural Preservation Planner, in the Land Preservation Program. Anne can be contacted at (301) 694-1474 or abradley@fredco-md.net.

OLD NATIONAL PIKE DISTRICT PARK

Come dig in the earth and help to improve water quality and wildlife habitat in the Bush Creek Watershed by planting trees!

Where: Old National Pike District Park, 12406 Old National Pike, Mt. Airy, Maryland (just east of Jesse Smith Road)

When: Saturday, April 8, 2006, 9 am—12noon, rain or shine.

What to bring: gloves and drinking water if desired plus energy and enthusiasm to replace trees that suffered damage or mortality since the original planting in 2001. Twenty-four acres of seedlings were planted at Old National Pike Park in April 2001 as part of a habitat restoration a grant awarded by the State of Maryland to Frederick County and the Upper Potomac Tributary Strategy Team.

Tree planting tools and seedlings will be provided. Tree planting experts will be on hand to guide and assist you with the planting.

Contact Tim Goodfellow at tgoodfellow@fredco-md.net or 301-694-2508 for more information.

